

AN ORDINANCE 2006-05-18-0621

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of the East 311 Feet of the North 321.3 Feet of Lot 10, NCB 18336 from "R-6" GC-1 Residential Single Family Gateway Corridor District-1 to "C-2" GC-1 Commercial Gateway Corridor District-1.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This Ordinance shall become effective on May 28, 2006.

PASSED AND APPROVED this 18th day of May, 2006.

ATTEST:


City Clerk


M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM:


for City Attorney

Agenda Voting Results

Name: Z-15.

Date: 05/18/06

Time: 06:37:07 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006092 (District 8): An Ordinance amending the zoning district boundary from "R-6" GC-1 Residential Single-Family Gateway Corridor District-1 to "C-2" GC-1 Commercial Gateway Corridor District-1 on the East 311 Feet of the North 321.3 Feet of Lot 10, NCB 18336, 20985 IH 10 West as requested by Enrique and Maria Serna, Applicant, for Enrique and Maria Serna, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

CASE NO: Z2006092

Staff and Zoning Commission Recommendation - City Council

Date: May 18, 2006

Zoning Commission Meeting Date: April 18, 2006

Council District: 8 Ferguson Map: 480 A6

Applicant: Owner

Enrique and Maria Serna Enrique and Maria Serna

Zoning Request: From "R-6" GC-1 Residential Single-Family Gateway Corridor District-1 to "C-2" GC-1 Commercial Gateway Corridor District-1

Property Location: The East 311 Feet of the North 321.3 Feet of Lot 10, NCB 18336
20985 IH 10 West

Northwest Corner of IH 10 West and Heuermann Road

Proposal: To Develop a Commercial Shopping Center, Offices, Restaurants and Entertainment Uses

Neighborhood Association: Friends of Friedrich Wilderness Park

Neighborhood Plan: None

Traffic Impact Analysis

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

A commercial district is appropriate along his portion of the IH 10 frontage, as much of the western frontage along IH 10 from Boerne Stage Road south to Camp Bullis Road has several parcels with existing commercial zoning and uses. However, the majority of retail and service uses identified as permitted uses in the C-3 zoning district are also permitted by right in the C-2 district. Locally-oriented commercial uses permitted by C-2 zoning would be more appropriate at this location than the regional uses permitted by a C-3 zoning given the extent of the existing single family residential development in the area from Milsa Drive south to Heuermann Road, extending west to the boundary of Friedrich Park. Additionally, Heuermann Road, like Milsa and Oak Drives, serves as a highly visible and efficient access point leading to the park and is frequently used by visitors in addition to local residents. Among those regional uses permitted by the C-3 district and not in C-2 are nightclubs, dance halls, automobile and truck repair and service, wholesaling, feed stores, indoor flea markets, home improvement centers, body piercing, and tattoo and massage parlors. The applicants are requesting general commercial to develop a commercial shopping center with retail and service, office, restaurant and entertainment uses.

The subject property was annexed into the city in 1998 with R-1, temporary residential zoning, which converted to R-6 following the 2001 adoption of the Unified Development Code. The gateway corridor overlay was applied in 2003, and this parcel is located entirely within the overlay. There is an existing single family residence on the property that dates to about 1975. The subject property is surrounded by a large parcel zoned R-6 but with a commercial contractor use, River Oak Pools. Further to the north are additional parcels with commercial zoning, some still undeveloped and some with existing service uses. To the south are parcels zoned MF-25 and C-2. A Type "B" landscape buffer will be required along the north and west property lines with the approval of the requested C-2 zoning.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006092

ZONING CASE NO. Z2006092 – April 18, 2006

Applicant: David Kramer

Zoning Request: "R-6" "GC-1" Residential Single Family Gateway Corridor District 1
to "C-3" "GC-1" General Commercial Gateway Corridor District 1.

Applicant/Representative not present.

OPPOSE

Francine Romo, 7518 Peppervine Lane, representing Friends of Friedrich Wilderness Park, stated they oppose "C-3" zoning request and agree with staff's recommendation of "C-2".

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and Friends of Friedrich Wilderness Park is in opposition.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner Marshall to recommend approval of "C-2" "GC-1".

1. Property is located on the east irregular 311 feet of the north irregular 321.3 feet of Lot 10, NCB 18336 at 29085 IH 10 West.
2. There were 5 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends denial of "C-3" and approval of "C-2".

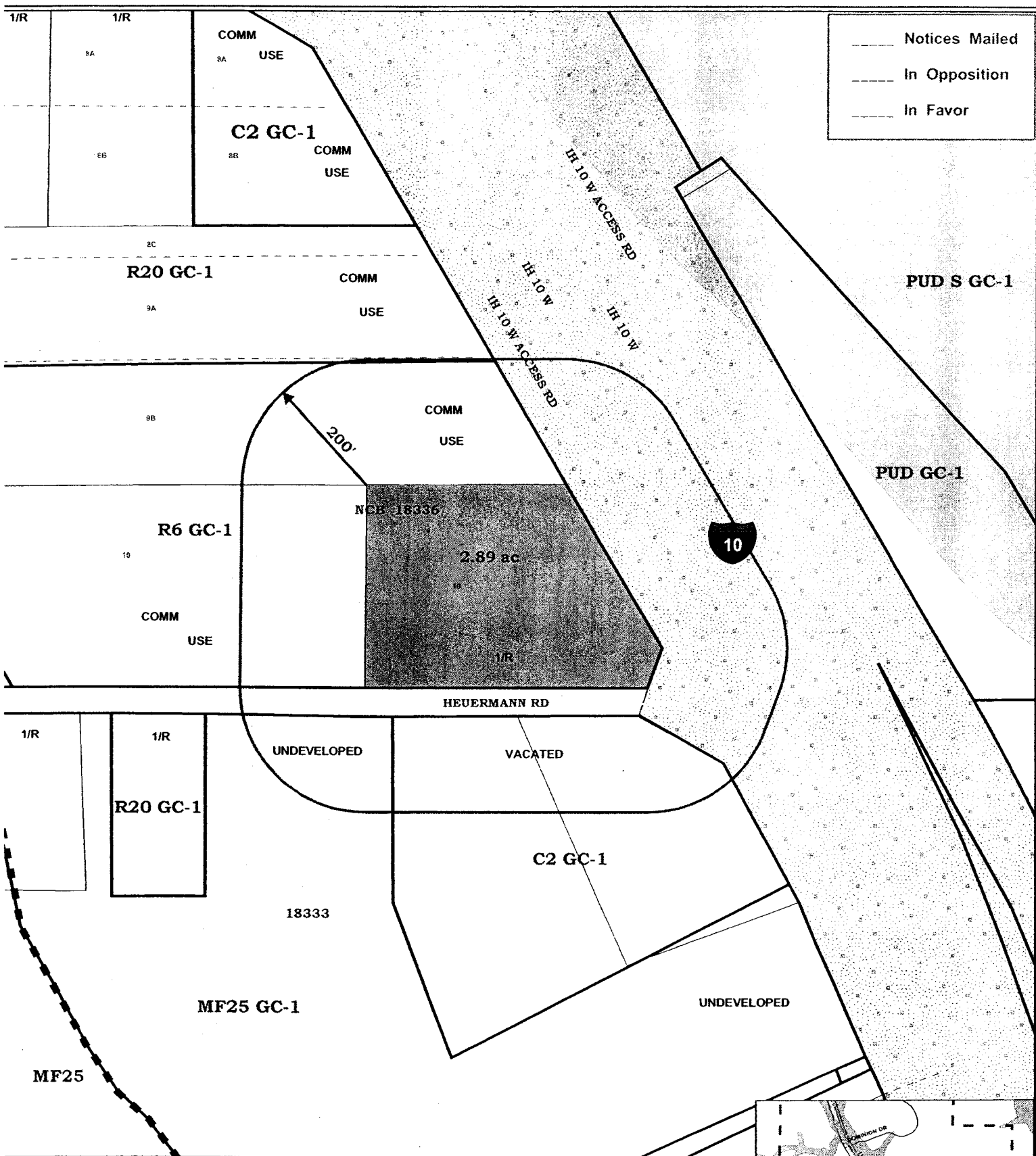
AYES: Avila, Robbins, Rodriguez, Gadberry, Marshall, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING CASE: Z2006-092

City Council District No. 8
 Requested Zoning Change
 from "R-6" GC-1
 to "C-2" GC-1
 Date: May 18, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification

